

Centennial Planning Dept
13133 E Arapahoe Rd
Centennial, CO 80112

RE: Letter of Intent – 6901 S Havana St

6901 S Havana Neighbors,

The Garrett Companies seeks input from the neighbors on our proposed project within Centennial, located at 6901 S Havana St. The project site includes 3 parcels, under single ownership, with a total land area of 18.89 acres. Current zoning of the parcels is BP100, and Garrett Companies will seek a rezone to EC-MU-75.

Currently, the site is improved with a vacant, 2 story office building totaling 130,000 sf, surrounded by surface parking. The improvements were constructed in 1989, and most recently served as administrative offices under the Centura Health Corporation portfolio until April 2024. The existing office building on the site is planned to be demolished prior to construction of the proposed improvements.

Garrett's proposed development is planned to have 368 multifamily units in several building types, including a 12 unit walk up, and elevator served apartment buildings. Parking will be provided in tuck under garages, detached garages, and surface parking. Parking areas are designed to be internal to the site to the greatest extent practical, with buildings fronting the public streets, and the adjacent park to the North of the site. The site plan also includes an integrated clubhouse with a pool, dog park, park spaces, as well as vehicular and pedestrian circulation. The apartment units are comprised of 1-bedroom, 2-bedroom, and 3-bedroom homes. Overall gross density for the site is 19.5 dwelling units per acre.

Proposed vehicular site access will be on E Easter Ave and S Fulton St. The existing access on S Havana St is planned to be removed as a part of the redevelopment.

The development proposal preserves and aims to enhance the +-2.25 acres of on site park space, while adding additional functional pocket parks and landscaped areas to the site. The project will also maintain 25' setbacks to preserve the perimeter green spaces and detached walks. Overall the site plan seeks to provide +- 6 Acres (36%) of open space and landscaped areas.

Total disturbed area for the site is estimated to be +-16.65 acres, which is the total site area minus the park area on the NE corner of the site. Easements on the site, based on currently available information, are limited to the perimeter of the site, for on-site sidewalks, snow removal, and utilities. There are several public service easements serving the existing building which we anticipate vacating and redefining as part of our development process.

The Garrett Companies is pleased to bring forth this proposal in the City of Centennial. We look forward to working with the City and neighbors to provide quality housing, and implement the newly created Employment Center Mixed Use zone.

About the Garrett Companies:

The Garrett companies is a full-service Multifamily Development, Construction, and Asset Management team with offices in Denver (CO), Indianapolis (IN), Greenwood (IN) and Nashville (TN). Our team of experts works in unison to entitle, develop, build, and manage multifamily projects across the country. We are currently active in 6 states and have completed over 50 projects in 17 states. Garrett has completed 1 project in the City of Centennial, called the MEZZ – Fiddlers Green. After delivering over 17,000 apartment homes since 2014, we have become industry leaders in forecasting trends, and delivering living options which generally serve 80-100% AML residents.

Sincerely,
Colin Wattleworth
The Garrett Companies